



PACKINGTON ESTATE ENTERPRISES LIMITED

Packington Hall, Meriden, Warwickshire CV7 7HF

Telephone 01676 522020 Facsimile 01676 523399

AGRICULTURAL, SPORTING AND COMMERCIAL PROPERTY

OFFICE UNITS TO LET

PARK FARM BARN

PARK FARM
CHESTER ROAD
STONEBRIDGE
MERIDEN
CV7 7HN



NB: This is a photograph of one of our similar barn conversions

- ★ ★ Eight new offices in converted barns
- ★ ★ 501 sq.ft. to 2144 sq.ft. available between 1 and 8 units of various sizes. Total 7,170 sq.ft. / 666 sq.m.
- ★ ★ Excellent location - rural position approx. 5 minutes by car from M6, M42 and N.E.C / Birmingham International Airport and Railway
- ★ ★ 36 on site car parking spaces ie., one space per 200 sq.ft. plus disabled spaces and overflow.

DIRECTORS:

Lord Aylesford Lady Aylesford

N.P. Barlow BSc(Hons), F.R.I.C.S., F.A.A.V.,(AGENT) R.V.Stone F.R.I.C.S., F.A.A.V

Registered in England No. 2377594 Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF

LOCATION

The premises are situated on Little Packington Lane, Meriden, which is a country lane connecting the A452/A446 with Coleshill and Bickenhill. (See location plan attached).

The premises are located right on the junction between the A452 and A446, lying just south of Birmingham Business Park, just over 2m south of junction 4 of the M6 and the same distance north-east of junction 6 of the M42. Birmingham International Railway Station, Airport and N.E.C., are approximately 4 miles due west.

DESCRIPTION

Park Farm comprises a "U" shaped courtyard of a mixture of single and two storey brick and tile barns. The barns date from the early 1800s and immediately adjacent is an 18th Century listed farmhouse which, together with modern buildings, serves the adjacent farm.

The barns are in the process of conversion for offices and each unit will be self-contained. (Alternatively the units can be amalgamated to create larger footprints). The unit numbers are shown on the attached layout plan, together with the car parking.

All offices are accessed off the courtyard and a summary of the units is as follows.

Unit 1 **Net Internal Area:** **812 sq.ft. / 75.5 sq.m.**
Rent: **Negotiable**
Allocated Car Parking: **4 spaces, plus share of overflow parking.**

A pair of external doors lead from a courtyard into the offices at either end.

Main open plan office: 540 sq.ft. / 50.22 sq.m. (10.8m long x 4.65m wide - 35' x 15').

Middle office with kitchenette: 153 sq.ft. / 14.18 sq.m. (4.65m long x 3.05m wide - 15'3" x 10').

Gable end office: 168 sq.ft. / 15.58 sq.m. (4.65m x 3.35m - 15'3" x 11')

Adjacent unisex / disabled wc with access to a rear patio and overflow car parking.

Unit 2A **Net Internal Area:** **622 sq.ft. / 57.82 sq.m.**
Rent: **Negotiable**
Allocated Car Parking: **3 spaces, plus share of overflow parking.**

A single door leads from the courtyard to this open plan office, measuring 13.7m (45 ft.) x 4.6m wide (15'3"). At one end there is a kitchenette, open to the office, and an adjacent unisex / disabled wc.

Unit 2B

Net Internal Area: 792 sq.ft. / 74 sq.m.
Rent: Negotiable
Allocated Car Parking: 4 spaces, plus share of overflow parking.

This unit is an "L" shaped, open plan unit, with accesses to both the courtyard and rear patio. There is a kitchenette open to the main office and an adjacent unisex / disabled wc.

Main Office - 565 sq.ft. / 52.49 sq.m. - 11.05m long (36'3") x 4.75m wide (15'8").

Return Office - 327 sq.ft. / 21.08 sq.m. - 5.4m (max) x 4.8m long (max):

Unit 3

Net Internal Area:	Ground Floor	1,094	102
	First Floor	1,050	98
		2,144 sq.ft.	200 sq.m.

Rent: Negotiable
Allocated Car Parking: 10 spaces, plus share of overflow parking.

This is a two storey unit in the impressive threshing barn. Access is into a main reception measuring 4m (13'3") x 3.75m (12'4") from which a staircase leads to the first floor. There is a rear access door adjacent to the stairs leading from reception.

The ground and first floors are split into three open plan offices and, in addition, on the ground floor there is a kitchenette, two unisex / disabled toilets, and an enclosed store.

The respective rooms are separated by half width brick pillars supporting the roof trusses and the various measurements are as follows:-

Ground Floor : Office (between reception and kitchenette)
 3.9m (12'9") x 4.75m (15'7")
 (18.53 sq.m / 200 sq.ft.)

Store : 2.2m x 1.15m (2.53 sq.m. / 27 sq.ft.)

Kitchen : 3.4m x 1.15m (3.91 sq.m. / 42 sq.ft.)

Centre Office : 6.25m x 4.75m (29.69 sq.m. / 319 sq.ft.)

End Office : 6.65m x 4.75m (32.06 sq.m. / 340 sq.ft.)

The first floor is accessed by a hardwood staircase which gives way to a galleried landing over the reception.

<u>First Floor</u> :	Three offices, as follows:
<u>Left Hand Office</u> :	6.2m x 4.75m (29.45 sq.m. / 317 sq.ft.)
<u>Centre Office</u> :	6.25m x 4.75m (29.69 sq.m. / 319 sq.ft.)
<u>End Office</u> :	6.25m x 4.75m (29.69 sq.m. / 319 sq.m.)
<u>Open Plan Landing</u> :	4.4m x 2m (8.8 sq.m. / 95 sq.ft.)

<u>Unit 4</u>	Net Internal Area:	Ground Floor: 664 sq.ft. / 61.71 sq.m. First Floor : 374 sq.ft. / 34.76 sq.m. to include all areas above 1.5m First Floor Gross: 435sq ft / 40.46 sq m
	Rent:	Negotiable
	Allocated Car Parking:	5 spaces, plus share of overflow parking.

This unit is also two storey, with access off the courtyard into a separate reception area with a hardwood staircase, rising to the first floor. To the rear of this are two toilets

<u>Ground Floor</u> :	9.8m (32') x 6.3m (20'8")
<u>First Floor</u> :	The staircase rises to a landing, giving access to a single open plan office with exposed wooden trusses. It measures 9.75m long (32') x 3.35m wide. The gross width is 4.15m (13'8") and within the eaves are storage cupboards.

<u>Unit 5</u>	Net Internal Area:	47.3 sq.m (509 sq.ft.)
	Rent:	Negotiable
	Allocated Car Parking:	3 spaces, plus share of overflow parking.

This is a single storey open plan unit, with single doors to front and rear. The open plan offices measures 8.75m (28'8") x 4.75m (15'7"). There are, in addition, separate and enclosed kitchenette, store and unisex / disabled toilet, with storage above.

<u>Unit 6</u>	Net Internal Area:	46.59 sq.m (501 sq.ft.)
	Rent:	Negotiable
	Allocated Car Parking:	3 spaces, plus share of overflow parking.

This is a single storey open plan unit, with a single entrance door from the front. The open plan office measures 8.6m (28'2") x 4.75m (15' 7"). In addition, there is a separate and enclosed kitchenette, store and unisex/disabled wc, with storage above.

Unit 7

Net Internal Area: 70 sq.m (752 sq.ft.)
Rent: Negotiable
Allocated Car Parking: 4 spaces, plus share of overflow parking.

This is a single storey open plan unit, with single doors opening from the courtyard and to the rear into a shared enclosed slabbed courtyard. The main office measures 11.2m (36'9") x 5.5m (18'). In addition, there are enclosed, kitchenette, a unisex / disabled wc, and a store with storage above.

ACCESS

24 hours.

CAR PARKING

There are 41 (see plan) on site car parking spaces, including 4 disabled spaces, plus overflow and the main car park will be allocated as to one space per 200 sq.ft. The individual allocations are shown above, against each unit.

LEASE AND AGREEMENT FOR LEASE

The Landlord is flexible on lease terms, but ideally would prefer a minimum term of 6 years, with three year rent reviews, on a full repairing and insuring basis. The Tenants will be responsible for outgoings and the Landlord will insure the structure and re-charge. There will, in addition, be a small service charge (please see below).

Most units are complete in shell form ie., main walls, roof and floors have been completed. Fit out will be completed once the prospective Tenant has signed an Agreement for Lease and a Lease. The Agreement for Lease will be an agreement between the parties such that the Landlord will complete the property to a pre-agreed standard and once done, the Tenant will take the pre-agreed Lease attached. It is envisaged that the units would be complete within six months from the signature of the Agreement for Lease.

SERVICE CHARGE

In addition a small service charge will be levied by the landlord to cover the cost of the landscaping, building insurance and maintenance of the service road, car park and shared bio-disc septic tank. It is envisaged that this service charge will be approximately £2 per sq.ft., per annum.

SERVICES

Each unit will have its own water and electric supply, separately metered. It is currently envisaged that most units will have their own air to air heat pump central heating system or alternatively oil fired central heating.

V.A.T.

V.A.T. will be payable on all rents and service charge.

RATING ASSESSMENT

There is currently no rating assessment completed on the building.

VIEWING

Strictly by prior appointment through the landlord's agents:-

Packington Estate Enterprises Limited

Contact: Nick Barlow

Telephone: 01676 522020

Facsimile: 01676 523399

Email: nick@packingtonestate.co.uk

Web: www.packingtonestate.net

IMPORTANT NOTICE

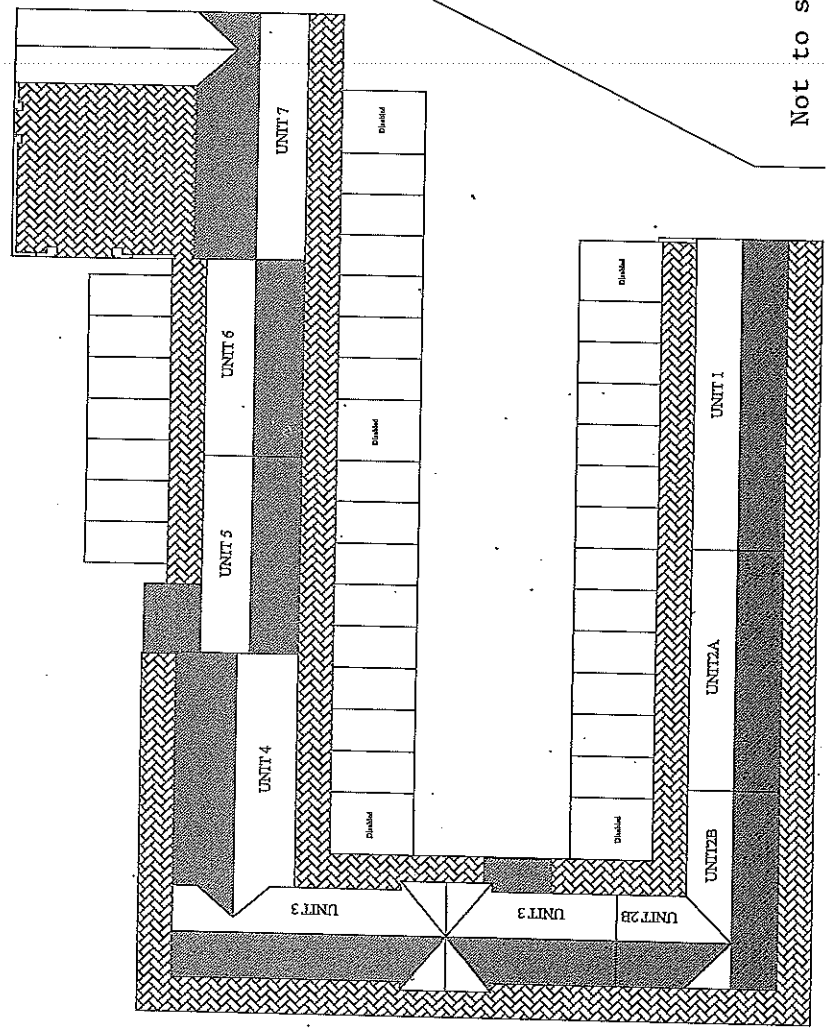
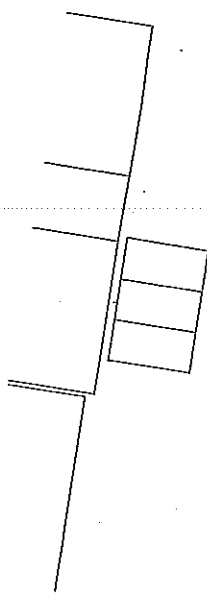
Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
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PACIFICON ESTATE ENTERPRISES LIMITED	
<small> Pacificon Estate Enterprises Limited 1000 West Broadway, Suite 1000 Vancouver, British Columbia V6C 3E8 Telephone: (604) 681-1111 Telex: 253333 </small>	
<small> UNIT 1, UNIT 2, UNIT 3, UNIT 4, UNIT 5, UNIT 6, UNIT 7 1000 West Broadway, Suite 1000 Vancouver, British Columbia V6C 3E8 Telephone: (604) 681-1111 </small>	
<small> UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 </small>	<small> UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5 UNIT 6 UNIT 7 </small>



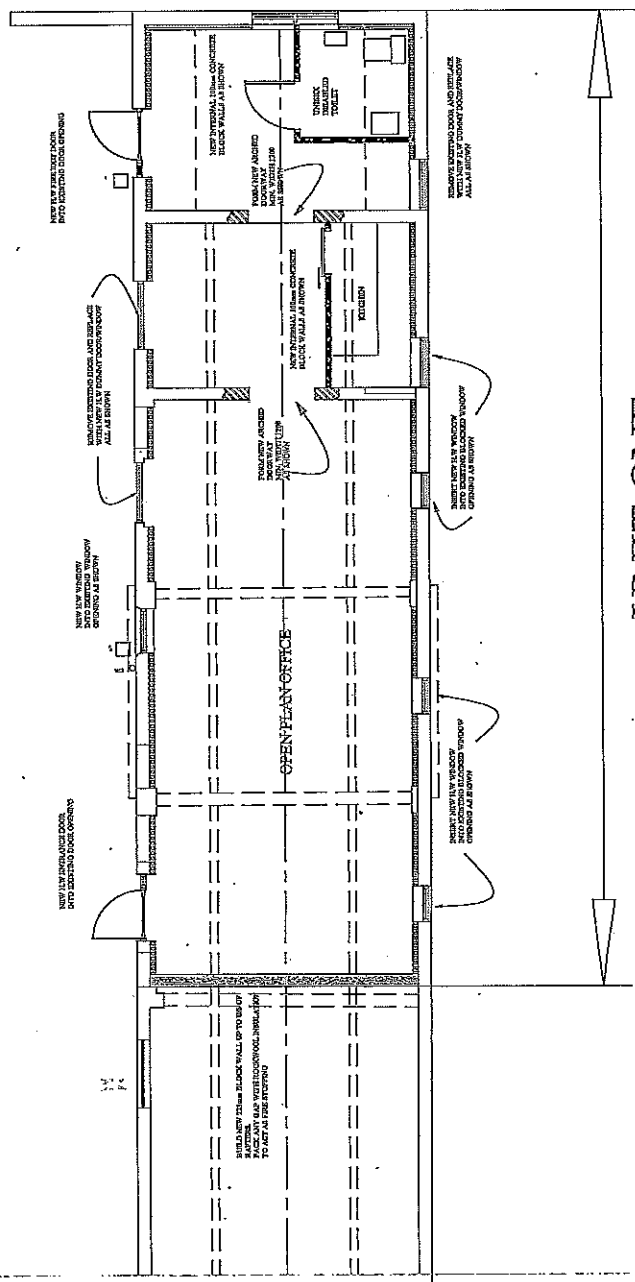
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PACKINGTON ESTATES ENTERPRISES LIMITED Parkside Hill, Harlow, Essex, Essex, S.S.17 7WY Telephone: 0262 52222 Facsimile: 0273 52229	
DRAWN BY PAUL JAMES ARCHITECTS 10, COVENTRY, CV7 7SR	DATE 14/11/94
TITLE AS PROPOSED PLAN	DRAWING NO. PPA000102

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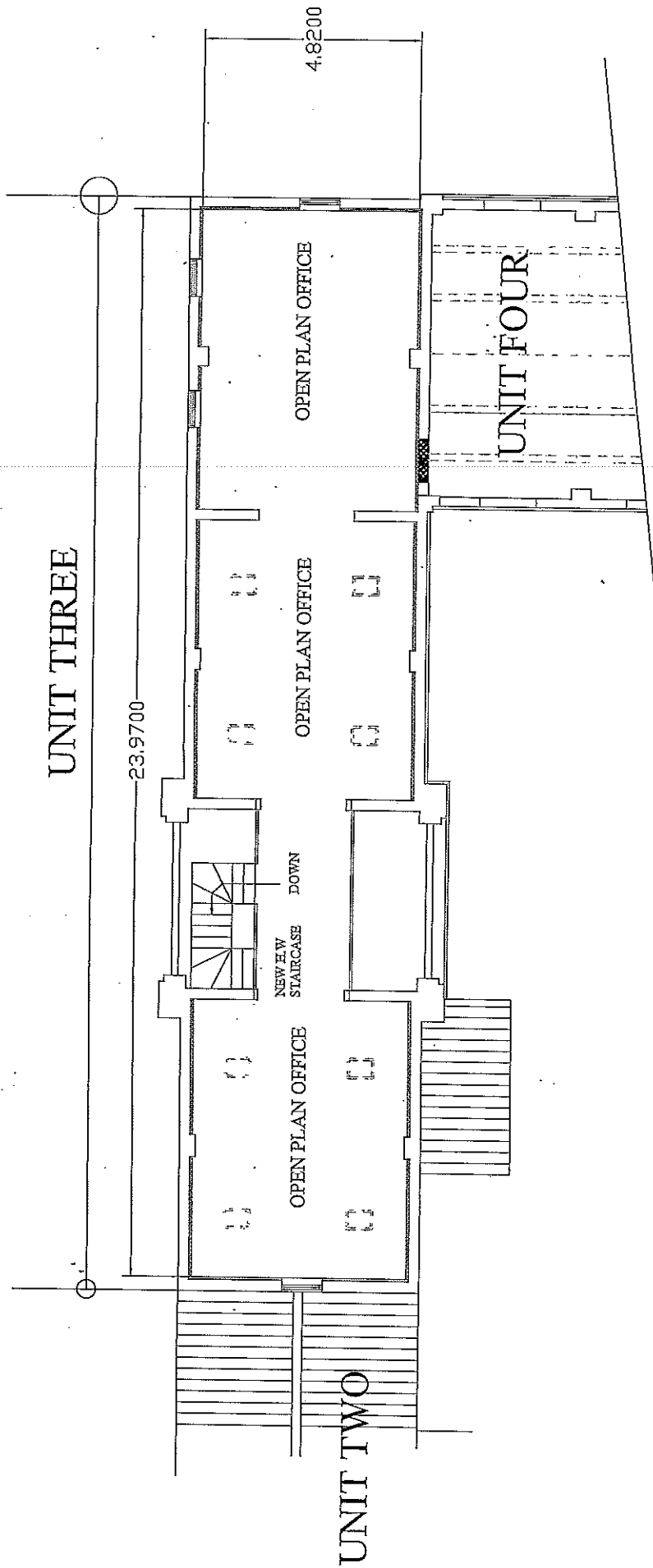
PROVIDES A BREAK WORKS UP TO ALL THE EXISTING
 THROUGH AND UP TO ATTACHMENT TO ALL WALLS

NEW CONCRETE FLOOR
 BUILT UP OVER THE CONCRETE ON THE FLOOR AND
 CARPET WAY
 CONCRETE FLOORING OVER
 THE EXISTING FLOOR
 WITH A 100MM THICK POLYURETHANE INSULATION
 BOARD ON THE FLOOR AND A 100MM THICK
 POLYURETHANE INSULATION BOARD ON THE WALLS
 TO BE AS SHOWN



UNIT ONE

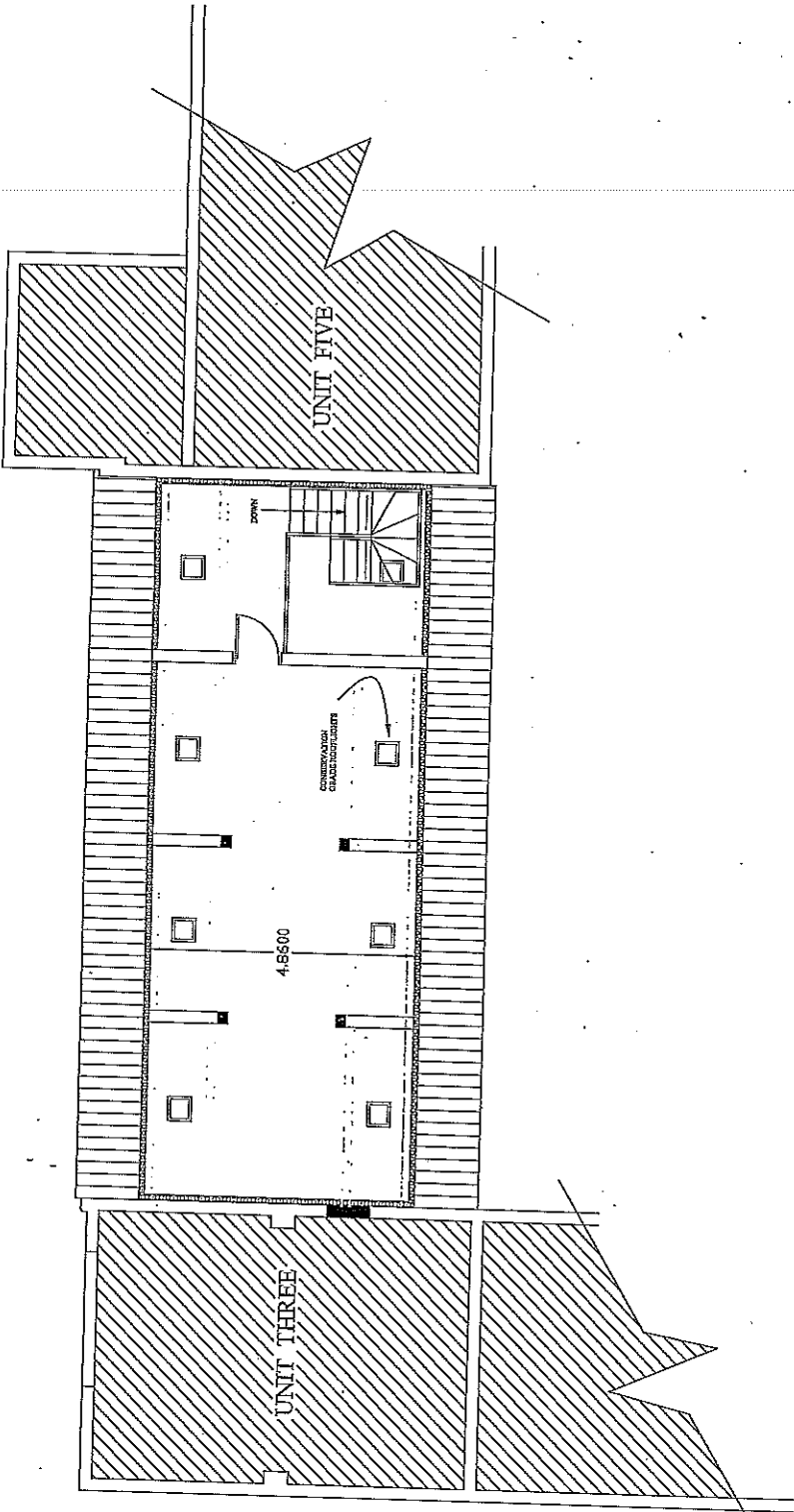
AS PROPOSED PLAN



PACKINGTON ESTATE ENTERPRISES LIMITED Registered Office: 100, Market Street, Warrington, Cheshire, WA1 1PL Telephone: 01925 434343	
PROJECT: UNIT THREE, LAYERS PARKWAY, WARRINGTON, CHESHIRE, WA1 1PL	DATE: OCT 2004
DRAWN BY: [Name]	CHECKED BY: [Name]
TITLE: AS PROPOSED FIRST FLOOR PLAN	PROJECT NO: P10000046

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AS PROPOSED FIRST FLOOR PLAN

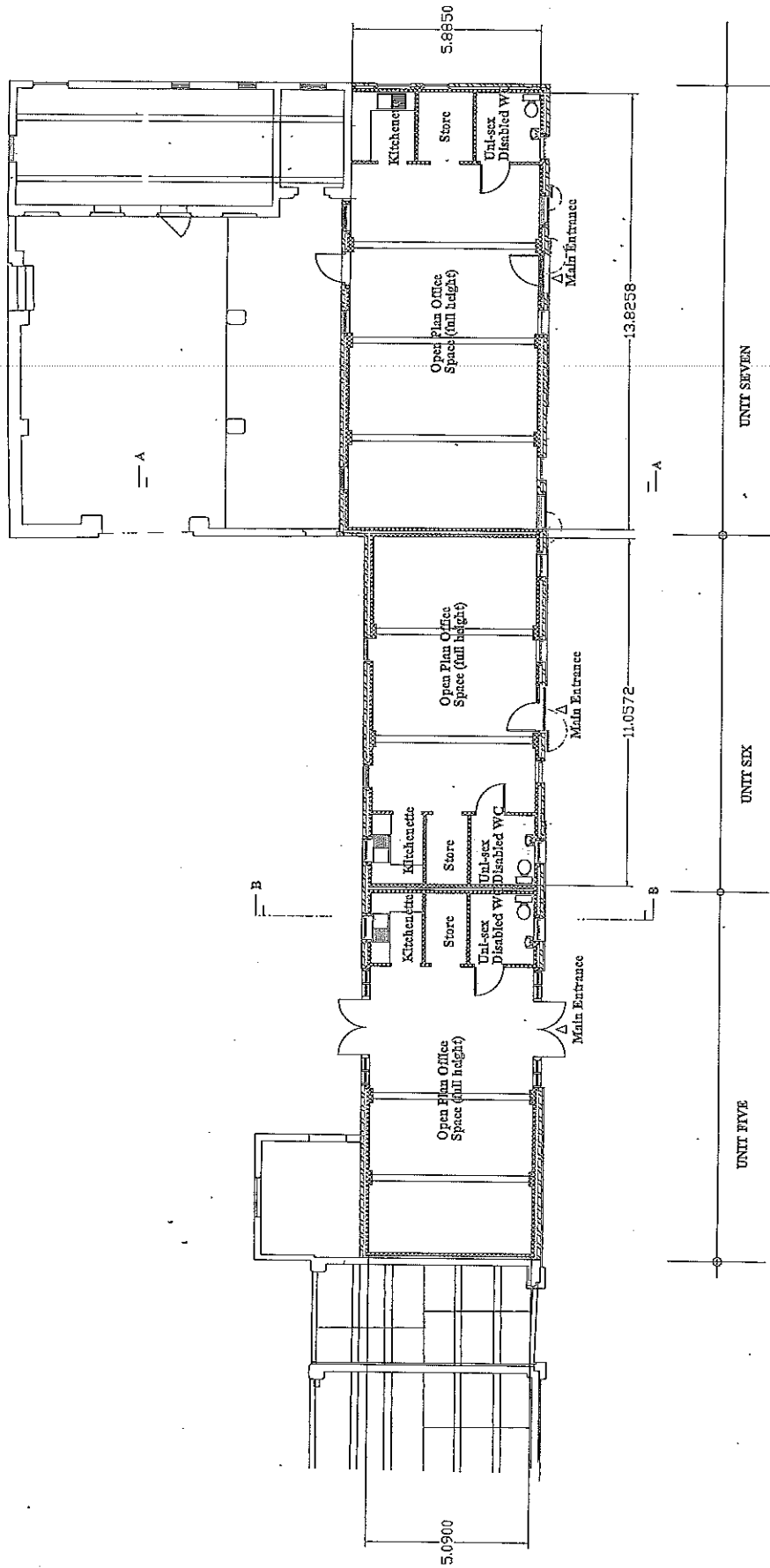


AS PROPOSED FIRST FLOOR PLAN

UNIT FOUR

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PACKINGTON ESTATE ENTERPRISES LIMITED Registered in England, Registered Office: 10, Abchurch Lane, London EC4N 3DF Telephone: 071 499 2229 Fax: 071 499 2229	
UNIT FOUR PACKINGTON ESTATE 10, Abchurch Lane LONDON EC4N 3DF ENGLAND	DATE: MAY 2001 DRAWN BY: [blank] CHECKED BY: [blank]
TITLE: AS PROPOSED FIRST FLOOR PLAN	PROJECT NO: [blank]



PACKINGTON ESTATE ENTERPRISES LIMITED	
Packington Hall, Maudon, Warwickshire CV7 7EP Telephone 01827 22222 Fax 01827 22279	
TERRACE	UNITS FIVE, SIX AND SEVEN PARK FARM ESTATE PARK FARM CHESTER ROAD MORTON N. COVENTRY CV7 7EN
TITLE	AS PROPOSED GROUND FLOOR PLAN
DRAWN	DATE
REV	SEPT 06
SCALE	DRAWING NO.
1/4"	P2/160/00 003

Not to scale

AS PROPOSED GROUND FLOOR PLANS